

Future Land Use Map

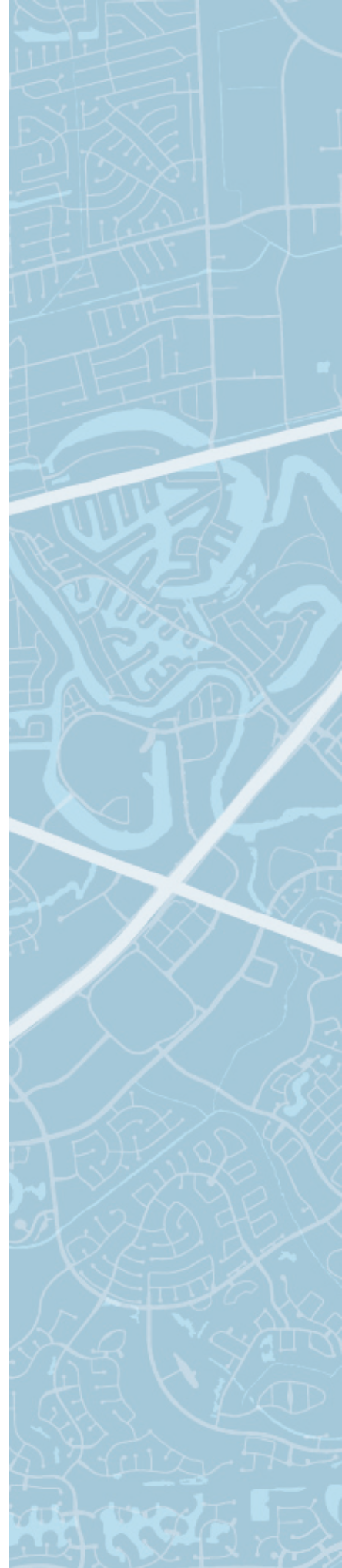
The Future Land Use Map (FLUM) is intended to define the patterns of land use within the City of Sugar Land and its Extraterritorial Jurisdiction. It is not regulatory; it does not set zoning for any parcel, and it does not establish precise boundaries. The Future Land Use Map can serve as a guide for future zoning changes and other city land use decisions.

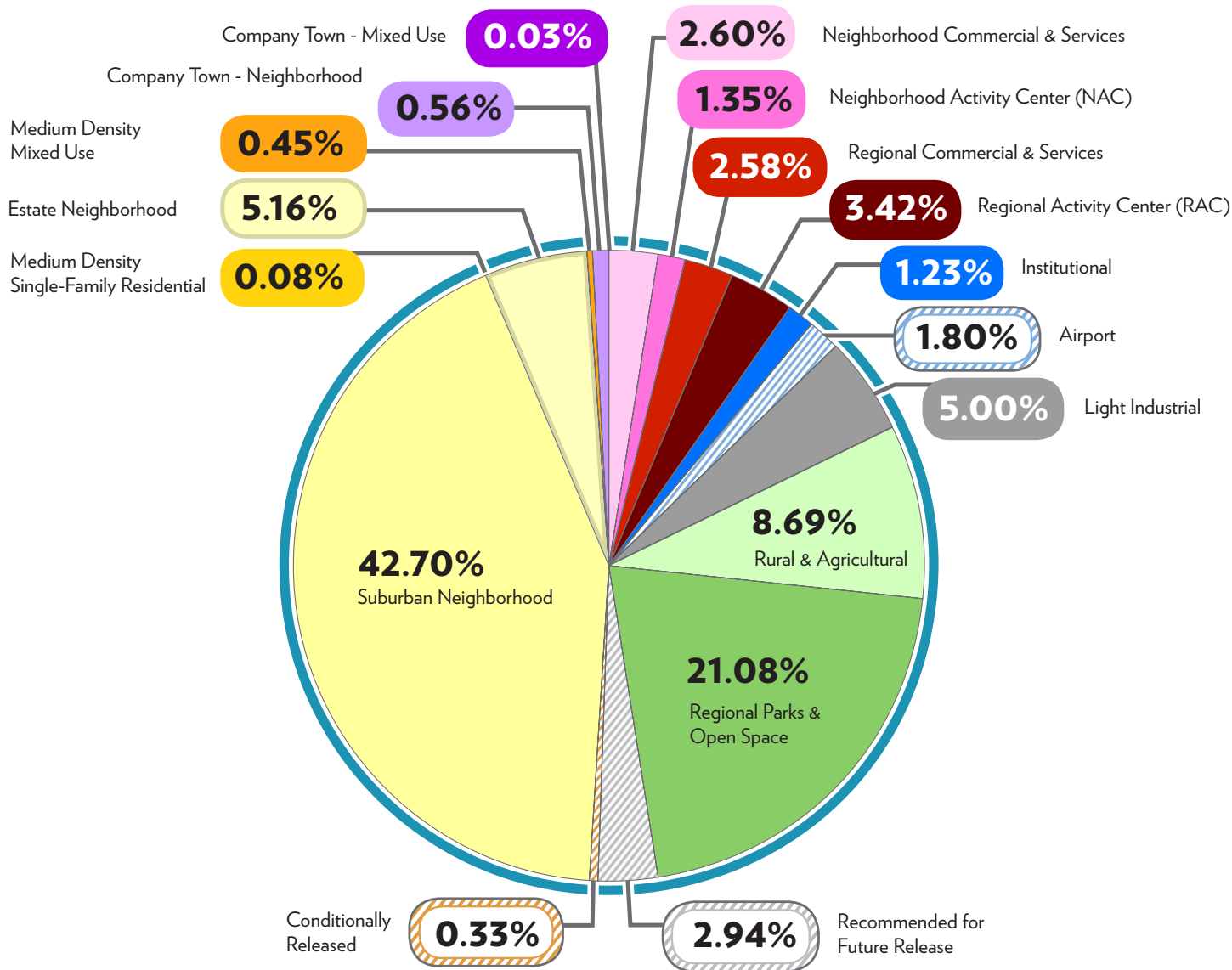
The map specifically shows desired future uses and the form those uses should take. For example, most of the areas shown as Neighborhood Activity Centers are currently strip retail. By showing these as Neighborhood Activity Centers, the map indicates that, if these areas were to redevelop, the desired form would be a small scale walkable mixed use center serving the surrounding neighborhoods. The decision on whether and when to redevelop will be made by individual property owners, and many of these areas will likely remain in their current form for some time. The map looks to the future so that the City is ready for redevelopment discussions when they do occur or when proposals are presented.

As much as it is intended to guide new development in the city, this map is intended to define what will stay the same. As Sugar Land's economy continues to grow and vacant sites become increasingly limited and property values increase, the demand for higher density and greater commercial activity increases. This map shapes the preference for where and how new infill development and redevelopment can occur, such that the majority of the City will remain like it is today – predominantly single-family and suburban in character.

In the past, the City has utilized General Land Plans as an extension of the Future Land Use Map (FLUM) and any land use approvals through General Land Plans have been incorporated into the next update to the FLUM. However, developers and their land planners have utilized their own system of land use categorization which can cause confusion, inconsistency, and sometimes conflict between the General Land Plan and the Future Land Use Map. In the future, any new properties for which a General Land Plan is prepared should utilize the land use categories established by this Land Use Plan. This will provide precise and consistent direction as to the expected land use and form for development on the property, as well as ultimately the options for zoning on the property.

Additionally, approval of a General Land Plan should serve as an official change to the Future Land Use Map, and therefore when land use changes are proposed, should be accompanied by the same process as is utilized when updating the Land Use Plan as follows. When a General Land Plan for a specific area is approved, the official Future Land Use Map will change to reflect the modifications following the requisite public hearings, the recommendation by the Planning and Zoning Commission, and the approval of an ordinance by City Council. However, if a General Land Plan proposes uses that are consistent with the Future Land Use Map, no change to the Future Land Use Map is required.



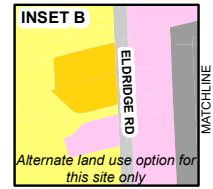
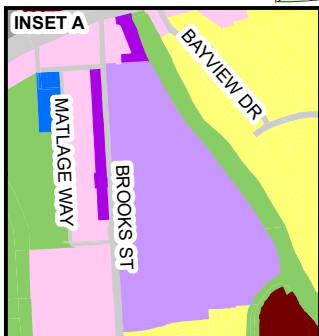
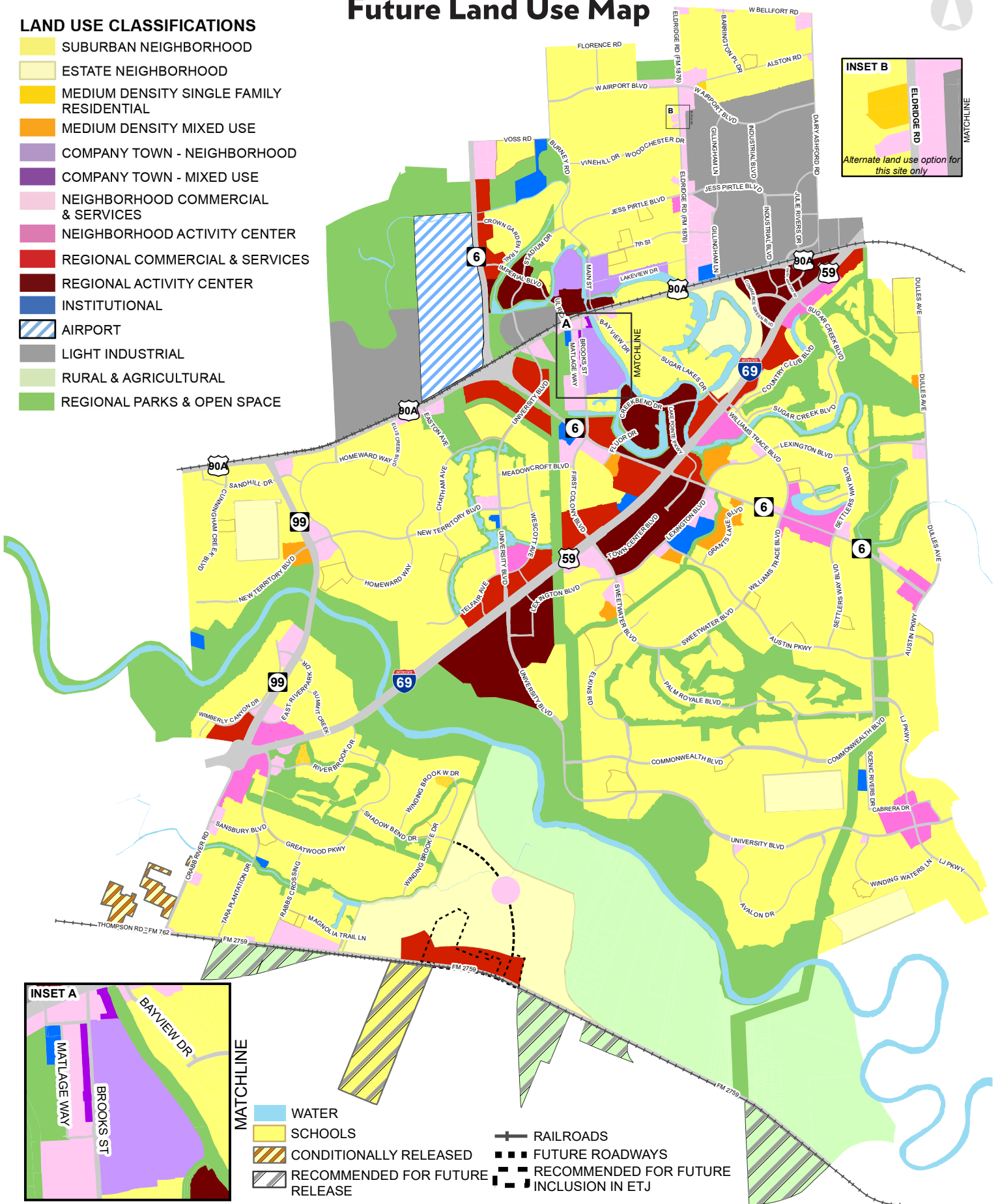


The chart above identifies percent area of each land use category designated on the Future Land Use Map. Suburban Neighborhood represents 42.7% of total future land uses within the city. When all residential land use categories, such as Suburban Neighborhood, Estate Neighborhood, Medium Density Single Family Residential, and Company Town – Neighborhood, are combined, the city’s residential land use makeup is 48.5%. The second largest area is the Regional Parks & Open Space land use category at 21.08%. Rural and Agricultural follows at 8.69%, which is comprised of area within the floodway. The rest of the individual categories only make up a small percentage, each of 5% or lower. When added, RAC and NAC only make up 4.77% of map however this does not include vertical height only land area.

Future Land Use Map

LAND USE CLASSIFICATIONS

- SUBURBAN NEIGHBORHOOD
- ESTATE NEIGHBORHOOD
- MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
- MEDIUM DENSITY MIXED USE
- COMPANY TOWN - NEIGHBORHOOD
- COMPANY TOWN - MIXED USE
- NEIGHBORHOOD COMMERCIAL & SERVICES
- NEIGHBORHOOD ACTIVITY CENTER
- REGIONAL COMMERCIAL & SERVICES
- REGIONAL ACTIVITY CENTER
- INSTITUTIONAL
- AIRPORT
- LIGHT INDUSTRIAL
- RURAL & AGRICULTURAL
- REGIONAL PARKS & OPEN SPACE



Pursuant to TX LGC - Ch.213 - Sec. 213.005, a comprehensive plan shall not constitute zoning regulations, or establish zoning district boundaries.